



# PILOT

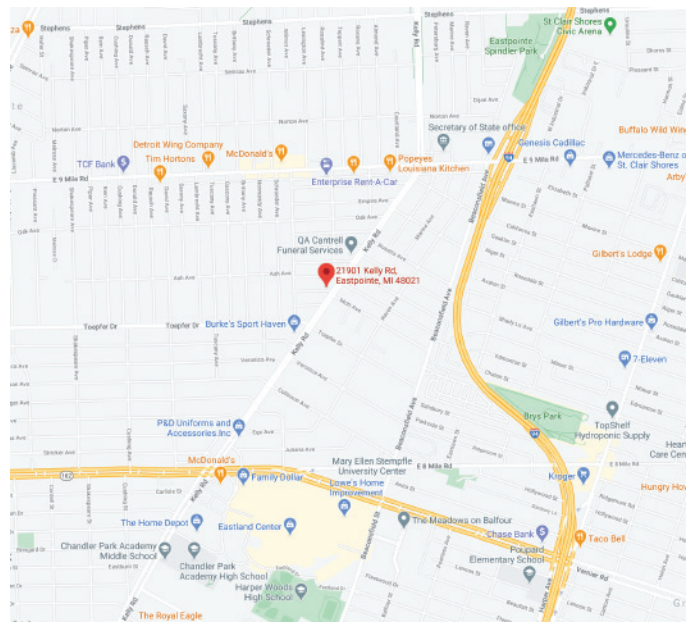
PROPERTY GROUP

**21901 KELLY, EASTPOINTE, MI 48021**

**PROPERTY OVERVIEW:**

- Completely updated bar/restaurant
- FF&E included in sale-arcade game lease can be assumed by purchaser if desired
- Class C Liquor License included in the sale
- Excellent opportunity to purchase a "turn-key" bar/restaurant

Property Type:	Restaurant
Cross Streets:	9 Mile and Kelly
Total Square Footage:	8,064
Sale Price:	\$850,000.00
Frontage:	254'
Year Built:	1962
Zoning:	B-1
Lot Size:	.411
Parking Spaces:	78 +/-
Property Taxes:	\$19,957.15



**AGENT CONTACT INFO**

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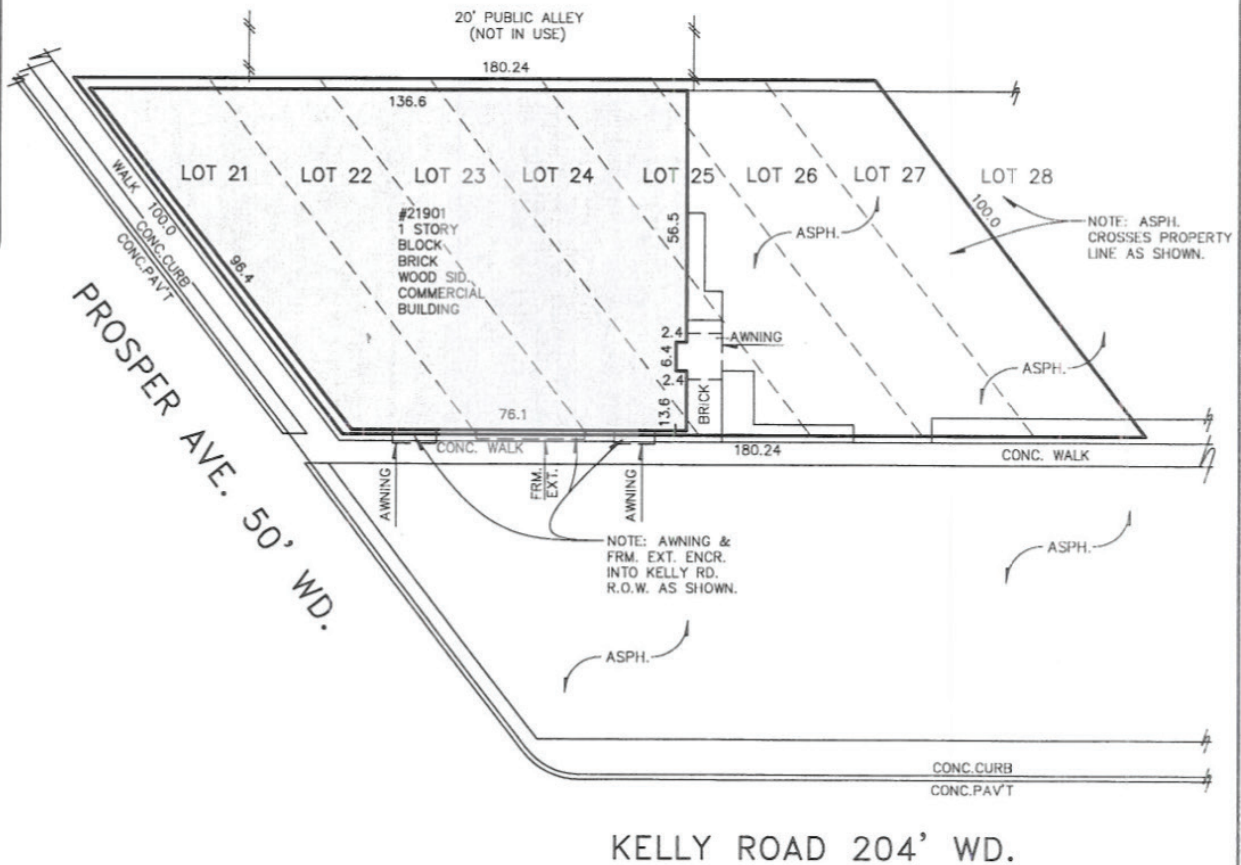


## SURVEY

MORTGAGE SURVEY

Property Description:  
 Lots 21 through 27, inclusive; KELLY SUPER-HIGHWAY SUB., of part of Fractional Section 32, T.1 N., R.13 E., Erin Twp.  
 (now City of Eastpointe), Macomb County, Michigan, as recorded in Liber 8 of Plats, Page 83 of Macomb County Records.

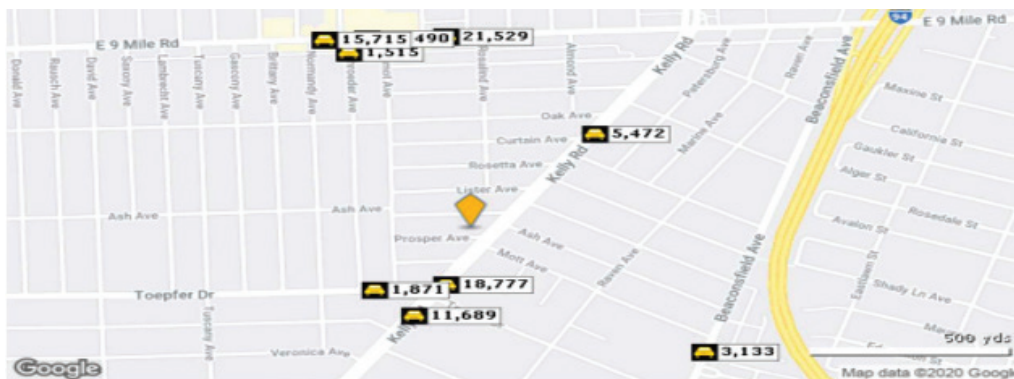
NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.



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## DEOMGRAPHICS AND TRAFFIC COUNT REPORT

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	18,820	163,601	351,799
2020 Estimate	18,738	162,963	350,630
2010 Census	19,002	164,131	353,609
Growth 2020 - 2025	0.44%	0.39%	0.33%
Growth 2010 - 2020	-1.39%	-0.71%	-0.84%
<b>2020 Population by Hispanic Origin</b>			
2020 Population	18,738	162,963	350,630
White	10,482 55.94%	96,709 59.34%	190,238 54.26%
Black	7,415 39.57%	58,073 35.64%	142,838 40.74%
Am. Indian & Alaskan	48 0.26%	571 0.35%	1,256 0.36%
Asian	258 1.38%	3,406 2.09%	7,614 2.17%
Hawaiian & Pacific Island	3 0.02%	23 0.01%	48 0.01%
Other	532 2.84%	4,182 2.57%	8,636 2.46%
U.S. Armed Forces	0	64	140
<b>Households</b>			
2025 Projection	7,574	64,026	135,563
2020 Estimate	7,547	63,757	135,081
2010 Census	7,688	64,201	136,237
Growth 2020 - 2025	0.36%	0.42%	0.36%
Growth 2010 - 2020	-1.83%	-0.69%	-0.85%
Owner Occupied	5,775 76.52%	47,256 74.12%	95,288 70.54%
Renter Occupied	1,771 23.47%	16,501 25.88%	39,793 29.46%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	1,461 19.36%	14,253 22.36%	34,326 25.41%
Income: \$25,000 - \$50,000	2,298 30.45%	17,676 27.72%	36,921 27.33%
Income: \$50,000 - \$75,000	1,429 18.94%	12,543 19.67%	24,378 18.05%
Income: \$75,000 - \$100,000	1,239 16.42%	8,261 12.96%	15,296 11.32%
Income: \$100,000 - \$125,000	557 7.38%	4,610 7.23%	9,112 6.75%
Income: \$125,000 - \$150,000	204 2.70%	2,591 4.06%	5,483 4.06%
Income: \$150,000 - \$200,000	259 3.43%	2,284 3.58%	5,051 3.74%
Income: \$200,000+	99 1.31%	1,539 2.41%	4,514 3.34%
<b>2020 Avg Household Income</b>	<b>\$62,326</b>	<b>\$64,363</b>	<b>\$64,725</b>
<b>2020 Med Household Income</b>	<b>\$50,203</b>	<b>\$49,916</b>	<b>\$47,136</b>



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Kelly Rd	Toepfer Dr	0.03 SW	2014	18,777	MPSI	.12
2 Toepfer Dr	Schroeder Ave	0.02 W	2020	1,871	MPSI	.18
3 Kelly Rd	Toepfer Dr	0.04 NE	2020	11,689	MPSI	.19
4 Kelly Rd	Curtain Ave	0.02 SW	2020	5,472	MPSI	.27
5 E 9 Mile Rd	Rosalind Ave	0.03 E	2018	21,529	MPSI	.40
6 Schroeder Ave	E 9 Mile Rd	0.03 N	2013	1,515	ADT	.40
7 E 9 Mile Rd	Schroeder Ave	0.03 W	2013	23,490	ADT	.42
8 Beaconsfield Ave	Mott Ave	0.03 N	2020	3,133	MPSI	.42
9 E 9 Mile Rd	Schroeder Ave	0.02 E	2018	24,166	MPSI	.44
10 E 9 Mile Rd	Schroeder Ave	0.02 E	2020	15,715	MPSI	.44

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